LOT 31
PIRATES WOOD 3 UNR
IN OR 2450/1689

LORD TARA
97253 PIRATES POINT RD
YULEE, FL 32097

2026

43-3N-28-509C-0031-0000

BUILDING CHARACTERISTICS

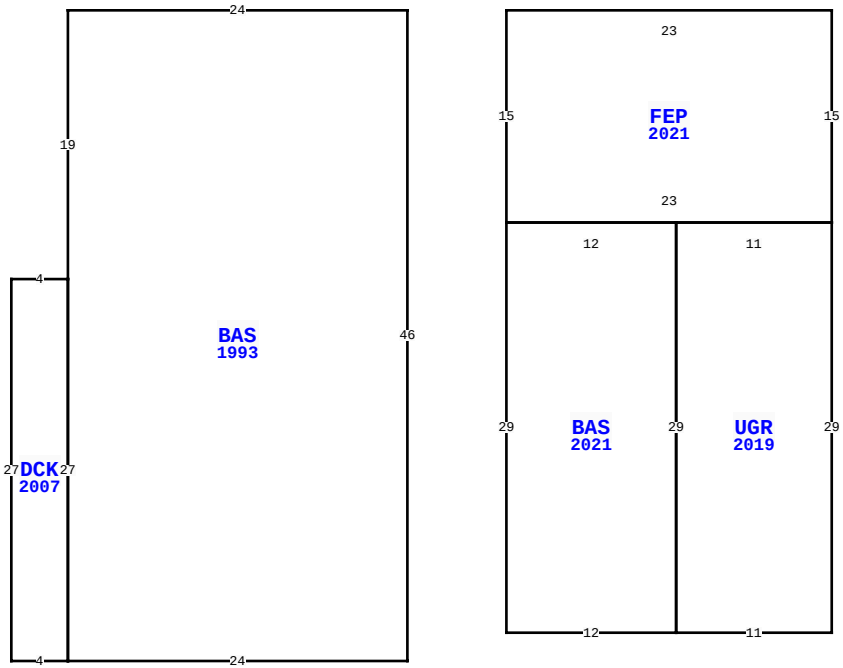
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	10	ABOVE AVG 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	149,745
BAS	348	100	2021	348	47,202
DCK	108	10	2007	11	1,492
FEP	345	80	2021	276	37,436
UGR	319	45	2019	144	19,532
TOTALS	2,224			1,883	255,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,883	114.9785	159.82	300,941	1983	1993	0	0	0	15.13	84.87

1 SNGL FAM 100% - 2022 Heated Area: 1452 HX Base Yr 2022



97253 PIRATES POINT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,018
TOTAL MARKET OB/XF VALUE		1,728
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		376,746
SOH/AGL Deduction		141,984
ASSESSED VALUE		234,762
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		183,351
TOTAL JUST VALUE		376,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2104112	CHNGE SRVC	2,200	04/15/2021
B1809420	GARAGE	30,114	09/17/2018
B1807747	REMODEL	7,000	07/31/2018
95-2163	CHNGE SRVC	150	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2450/1689	4/09/2021	WD	Q	I	01	330,100
GRANTOR: THOMPSON SHAWN D & LA						
GRANTEE: LORD TARA						
1940/0553	9/19/2014	WD	Q	I	01	82,500
GRANTOR: MILLER BENJAMIN W & C						
GRANTEE: THOMPSON SHAWN D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S19 DCK=[YR=2007] W4 S27 E4 N27 $ S27 E24 N46 $ PTR=E30 FEP=[YR=2021] W23 S15 BAS=[YR=2021] S29 E12 UGR=[YR=2019] E11 N29 W11 S29$ N29 W12$ E23 N15$ W30$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0820	WOOD WALK	0	100	0	0	294.00	SF	11.75	11.75	100	2006	2006	3	40	1,382	
2	1242	WD DECK A	0	100	0	0	144.00	SF	10.00	10.00	100	2007	2007	3	24	346	

LAND DESCRIPTION

TOTAL OB/XF 1,728

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

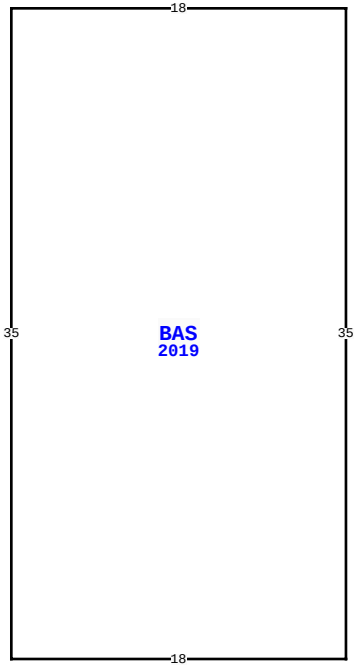
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	630	100	2019	630	14,609
TOTALS	630			630	14,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	630	63.2500	24.67	15,542	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 2022 Heated Area: 630 HX Base Yr 2022



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GRANTOR: MILLER BENJAMIN W & C						
GRANTEE: THOMPSON SHAWN D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 S35 E18 N35$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS